

SEALED BID SPECIFICATION

PROPERTY LOCATION: MAP- 0218 LOT- 0021, Crescent Ln

SEALED BID DEADLINE: Thursday, December 29, 2016 at 2:00 PM

SPECIAL INSTRUCTIONS: Bids along with 10% deposit must be securely sealed in an envelope and marked on the outside in **BOLD** print as follows:

“SEALED BID FOR MAP- 218 LOT- 21, 12/29/16, 2:00 PM”

The undersigned, as Bidder, hereby declares he/she has carefully read and agrees with the terms and conditions as spelled out in this Sealed Bid Invitation.

<u>Property</u>	<u>Minimum Bid</u>	<u>Purchase Price Offer</u>
Map- 218 Lot 21	\$12,000.00	_____
Total Price in Words: _____		

This form must be signed. All signatures must be original and not photocopied.

Abutter's Signature

Abutter's Name Printed or Typed

Address

City, State, Zip

Date: _____ Telephone Number: _____

Acceptance of the bid is subject to the review and approval of the Board of Mayor and Aldermen.

TERMS AND CONDITIONS OF SALE

- ❑ The City shall deliver a deed without covenants or representation as to the title to the successful bidder.
- ❑ Property sale is conditioned upon the merger of Map- 0218 Lot- 0021 with the successful bidder's abutting parcel.
- ❑ The sale will also be subject to the review and approval of the Board of Mayor and Aldermen and the passing of an ordinance that authorizes the disposition of the City-owned tax deeded property to the successful bidder.
- ❑ A deposit of 10% of the bid, in the form of Cashier's Check, Certified Check or Money Order made out to the City of Manchester, must be enclosed with the bid. **Personal or business checks shall not be acceptable.**
- ❑ In the event the successful bidder fails to pay the balance of the purchase price at the time of closing, the successful bidder's deposit shall be forfeited to and retained by the City of Manchester as liquidated damages for such failure.
- ❑ The prospective bidders/purchasers are responsible for making appropriate title examination, determinations as to the availability of access and the compliance of the property with any applicable State or local law, regulation or ordinance.
- ❑ In the event two (2) or more bidders submit bids equaling the highest bid, the property shall be re-advertised for sale by sealed bid and all deposits shall be returned to the bidders.
- ❑ Deposits submitted by unsuccessful bidders will be returned to said bidders.
- ❑ The City of Manchester reserves the right to reject any and all bids.
- ❑ The closing will be held within fourteen (14) days of the award to the highest bidder.
- ❑ The balance of the purchase price shall be paid by the successful bidder at closing in the form of Cashier's Check, Certified Check or Money Order made payable to the City of Manchester.